

# ELK RIDGE PLANNING COMMISSION

April 14, 2016

## TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, April 14, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

## ROLL CALL

*Commissioners:* Stacey Peterson, Jim Chase, Gregg Anderson, Paul Crook, Bruce Thorpe (Alternate)

*Absent:* Colin Logue, David Clark, Lisa Phillips

*Others:* Royce Swensen, *City Recorder*

Shay Stark, *City Planner*

Brianne Bailey, *Planning Commission Coordinator*

*Public:* Brent Skipper, Sam Drown, Dean Ingram

## OPENING ITEMS

Stacey Peterson welcomed at 7:00 PM. Opening remarks were said by Gregg Anderson followed by the pledge of allegiance.

## APPROVAL OF AGENDA

There were not any changes to the agenda.

**JIM CHASE MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS**

## OTHER ACTION ITEMS

### 1. REVIEW AND APPROVE MEETING MINUTES FOR 3/10/2016

**GREGG ANDERSON MOTIONED AND JIM CHASE SECONDED TO APPROVE THE MEETING MINUTES FOR MARCH 10, 2016 AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS**

### 2. REVIEW AND APPROVE MEETING MINUTES FOR 3/24/2016

**BRUCE THORPE MOTIONED AND JIM CHASE SECONDED TO APPROVE THE MEETING MINUTES AS STATED AND CORRECTED FOR MARCH 24, 2016. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS**

### 3. FINAL PLAT APPROVAL FOR PARKSIDE COVE, PHASE 1

Shay Stark explained he worked with the engineer for Parkside Cove to see if the intersection at Elk Ridge Drive which comes up at 6% then flattens out at 2% and takes off at 10%, could be smoothed out to 4% which is still within the code. The engineer looked into that option and stated if he were to change the grades to 4% there would need to be retaining walls and fill brought in. The engineer explained the current plans are the best because it flows with the natural landscape of the land already. Shay Stark explained he is ok with the current plans for Parkside Cove and everything looks good to him with the design. Stacey Peterson asked why was there a change to the trail from the east side to the west side of Elk Ridge Drive. Shay Stark explained the trail is now going to be on the west side of Elk Ridge Drive running north and south. He stated with the trails grant, Mountain Lands was really concerned about the interface as it goes down Elk Ridge Drive because of the future plans of that road being widened and they really wanted to minimize the crossings and by putting the crossing at 11200 S at that intersection it would eliminate the proposed crossing at Elk Ridge Meadows. Shay Stark's recommendation for Parkside Cove, Phase 1 is that it meets the code the best it can, and the slopes have been minimized as much as possible and everything is in agreement with what City Council has asked them to do. Paul Crook asked why there is a temporary turn-around and why they aren't they connecting the road through. Sam Drown explained there are issues with financing and money to do that amount of work at the same time and they are trying to work everything out. He explained they are working on the plans for Phase 2 as well and it may be possible for them to complete Phase 1 and Phase 2 at the same time. All Planning Commission members were in agreeance that everything looked ok with Parkside Cove, Phase 1.

**JIM CHASE MOTIONED AND GREGG ANDERSON SECONDED TO APPROVE PARKSIDE COVE SUBDIVISION, PHASE 1 FINAL PLAT AS SUBMITTED. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS**

### 4. DECISION ON PROPOSED LANDSCAPING CODE AMENDMENTS

Shay Stark stated that Jim Chase has done a great job with this and put in a lot of time and he appreciated the comments that were made at the last meeting. He explained there is one issue he wanted to address which is at the time the Landscaping Codes are put into effect there are people under contract who will run into problems because they are still in the design process and haven't turned in a building permit due to that. They have also been given a price and are basically locked in at that point. Shay Stark recommended that the City go to each of the developers in Elk Ridge city and get a list from them that shows the homeowners in the design process so it can be tracked and then anything else that comes in after the effective date the homeowners will go through the new process with the Landscaping Codes. Royce Swensen was ok with this process. Shay Stark explained this will just become an office policy for the initial process and he explained he will put it on the Site Plan Review and it will be in effect

for the next year or so. Bruce Thorpe asked if we are leaving the language the same in the amended Landscaping Codes. Shay Stark replied yes because this issue will become an office policy and not a code which will prevent the code from being amended in the future.

**GREGG ANDERSON MOTIONED AND JIM CHASE SECONDED TO ACCEPT THE CHANGES MADE TO THE LANDSCAPING REQUIREMENTS WITH THE NOTED POLICY CHANGE. VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS**

#### **CITY BUSINESS**

##### **5. CITY COUNCIL UPDATE**

No update to report

##### **6. OTHER BUSINESS**

Bruce Thorpe asked what the status was with the City Survey. Royce Swensen stated the plan is to end a week from tomorrow and we have received 170 responses and we would like 1 per household and have about 800 homes.

Jim Chase presented his recommendations for the Planning Commission By-Laws. He explained these comments were taken from past meeting recently and stated he calculated that 70% equals about 8 meetings. So if Planning Commission members miss 8 meetings in a year or 3 consecutive meetings then they are really out of the loop at that point and may be removed from Planning Commission. He explained the 70% attendance will be based off of Roll Call in Planning Commission meetings which do not include cancelled meetings. Jim Chase also asked if a Planning Commission member can vote through a conference call. Shay Stark said yes you can vote through a conference call but it needs to be posted on the Agenda as a conference call. Jim Chase explained the on the By-Laws dates for Planning Commission to meet need to be changed to the 2<sup>nd</sup> and 4<sup>th</sup> Thursday, currently it states the 1<sup>st</sup> and 3<sup>rd</sup> Thursday. He also stated that item 7B and 7C need to be re-worded on the By-Laws regarding a split vote what needs to happen. He mentioned that Planning Commission members can table the item for further review. Dean Ingram stated since Planning Commission is a recommending body it just moves forward to City Council as a split vote and then City Council makes the final decision. The Planning Commission members were all in agreeance with a split vote being passed on to City Council. Jim Chase is going to make the amendments to the Planning Commission By-Laws and Brienne Bailey will have this put on the Agenda for the next meeting on April 28<sup>th</sup>, 2016. Dean Ingram explained the situation with Crestview Subdivision on the corner of Park Drive and Elk Ridge Drive he is planning to develop and stated he spoke to City Council at their last meeting and the current code doesn't match the original overlay approved back in 2008 and a lot of adjustment and exceptions would need to be made. Mr. Ingram stated he is not going to use the Senior Overlay for the Crestview development but will be building individual homes instead.

Jim Chase recommended that Planning Commission start looking at the General Plan on the next meeting on April 28<sup>th</sup>, 2016. Shay Stark stated that after the city survey comes back we will need to update the General Plan anyway and the Fair Housing Act gets reviewed every 2 years so this year it needs to be filled out and looked at again.

**JIM CHASE MOTIONED AND GREGG ANDERSON SECONDED TO ADJOURN THE MEETING.  
VOTE: YES - ALL (5), NO - NONE, ABSENT - (3) COLIN LOGUE, DAVID CLARK, LISA PHILLIPS**

**ADJOURNMENT** – meeting adjourned at 8:07 pm

  
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Planning Commission Coordinator